



Important Investor Update

Slide Deck

General Advice Warning:

Sharper Capital Limited ACN 133 678 029 AFSL 339481

is the issuer of units in the Strategic Opportunities

(Growth & Income) Fund (SOGIF). You should consider the Product Disclosure Statement (PDS) dated 22 March 2026 in deciding whether

to acquire an interest in SOGIF. Copies of SOGIF's PDS and Target

Market Determination (TMD) are available at www.sogif.au

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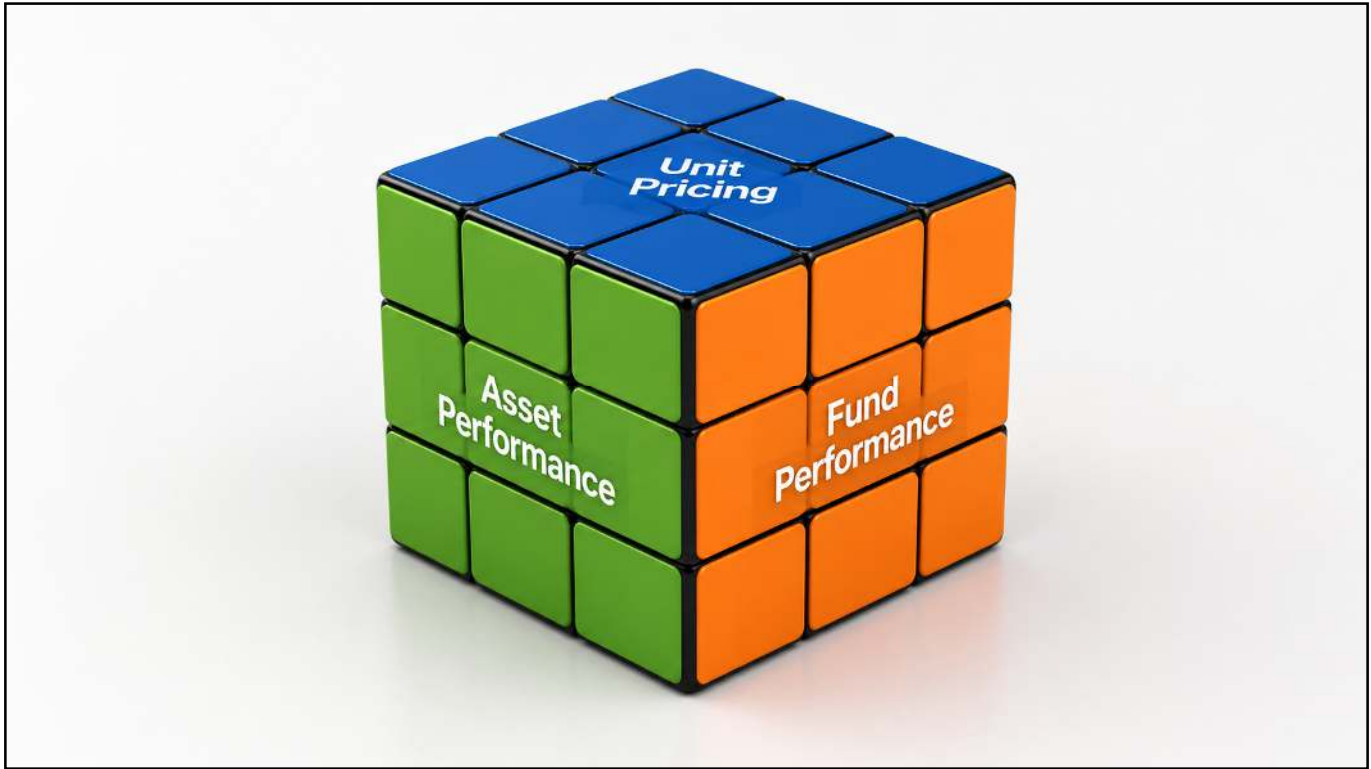
Agenda

Part 1	Latest SOGIF Performance
Part 2	Latest Property Deals
Part 3	Impact Of Federal Budget
Part 4	Last Call... SOGIF Closing Soon
Part 5	Q & A
Encore	How To Invest & Top Up



Latest SOGIF Performance



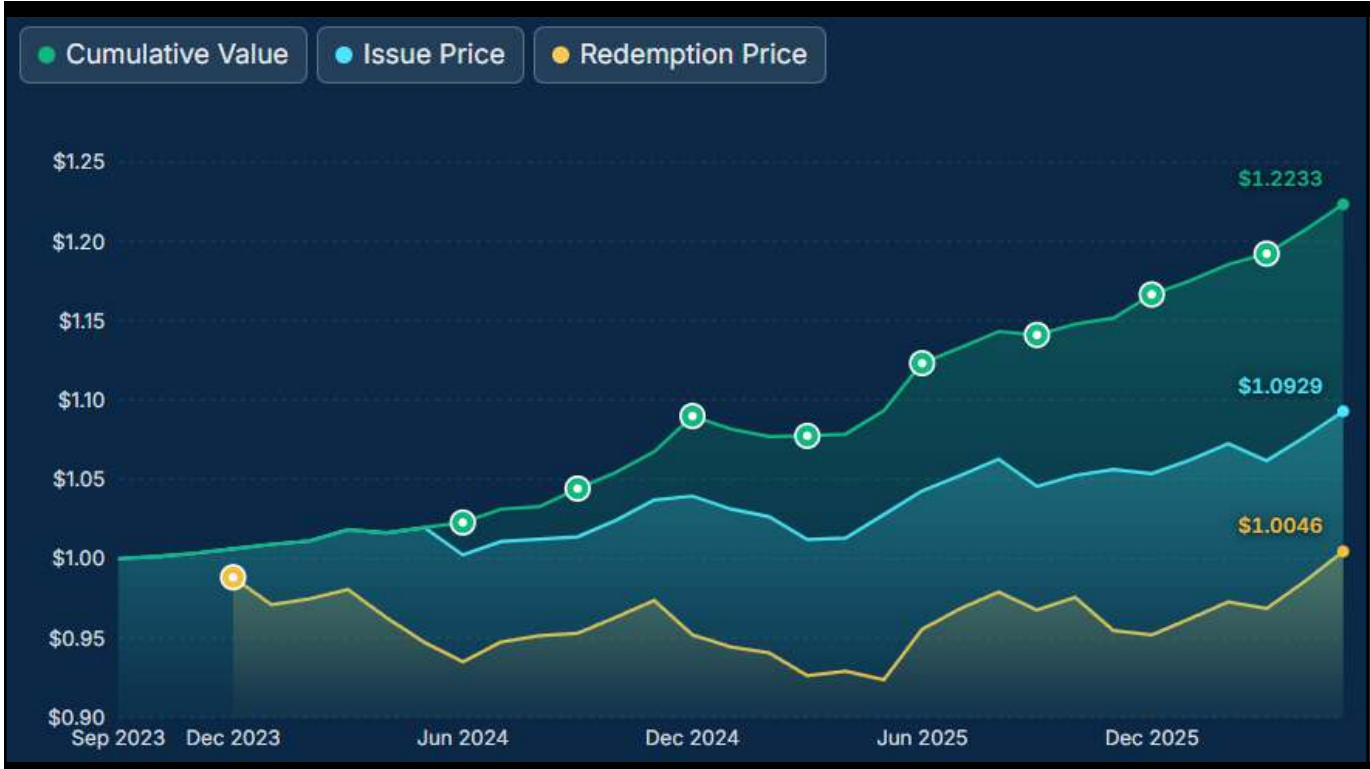
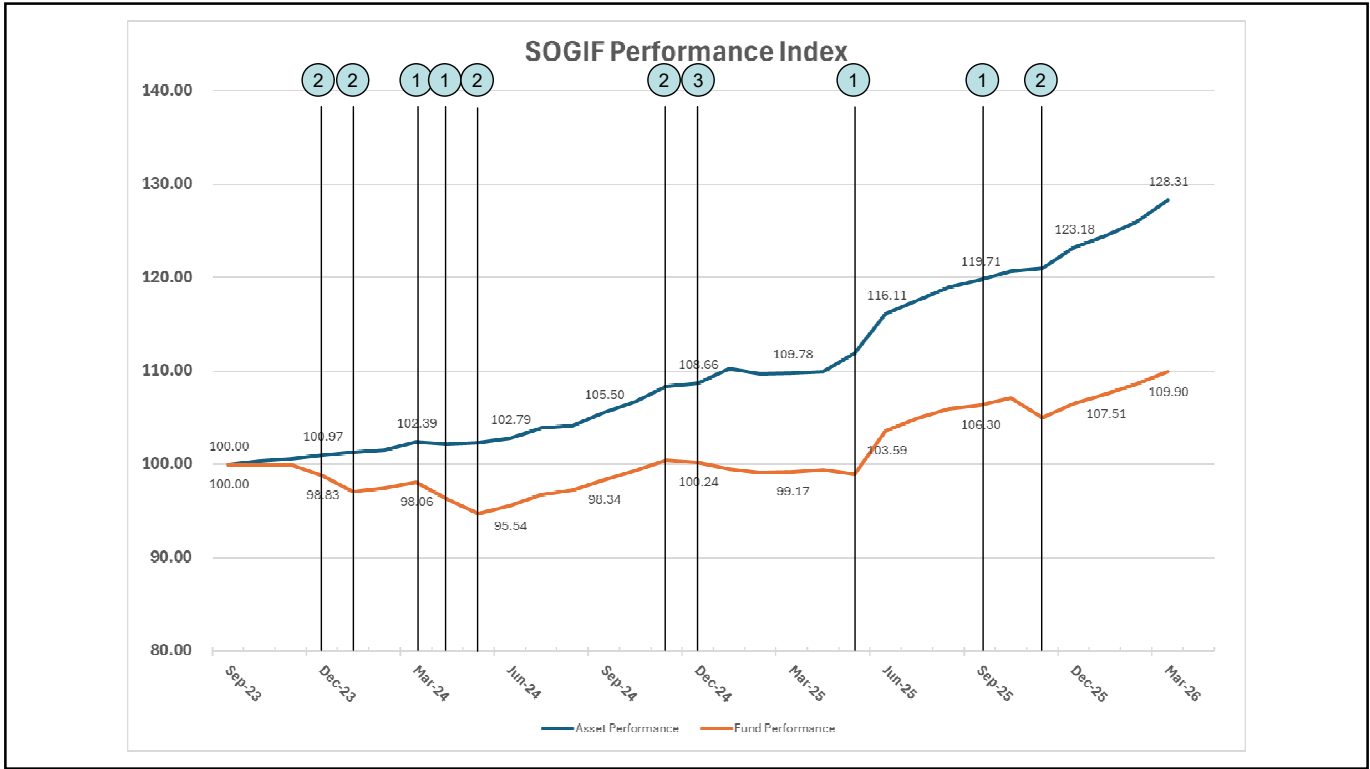


Unit Pricing



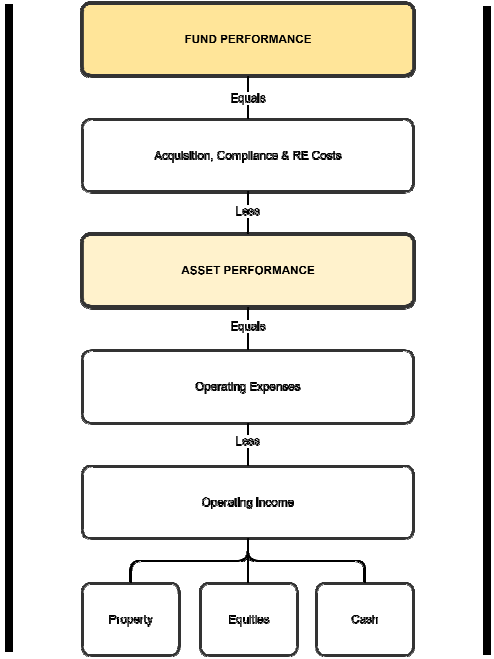
Issue Price	Net Assets + Acquisition Costs
Redemption Price [As If All Assets Sold]	Net Assets - Est. Disposal Costs

Strategic Opportunities (Growth & Income) Fund



Asset & Fund Performance

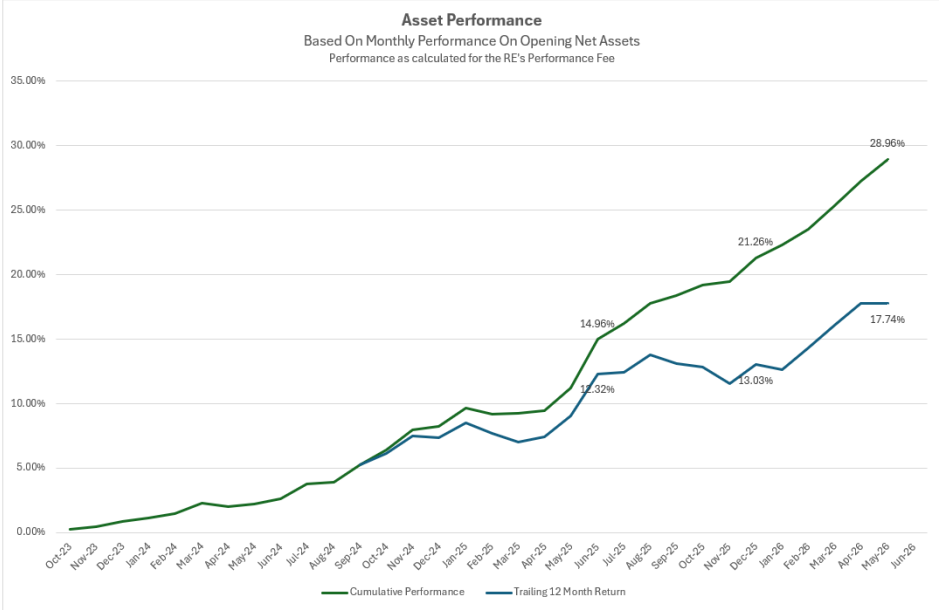
Asset Performance	= Operating Return
Fund Performance	= Investor Return



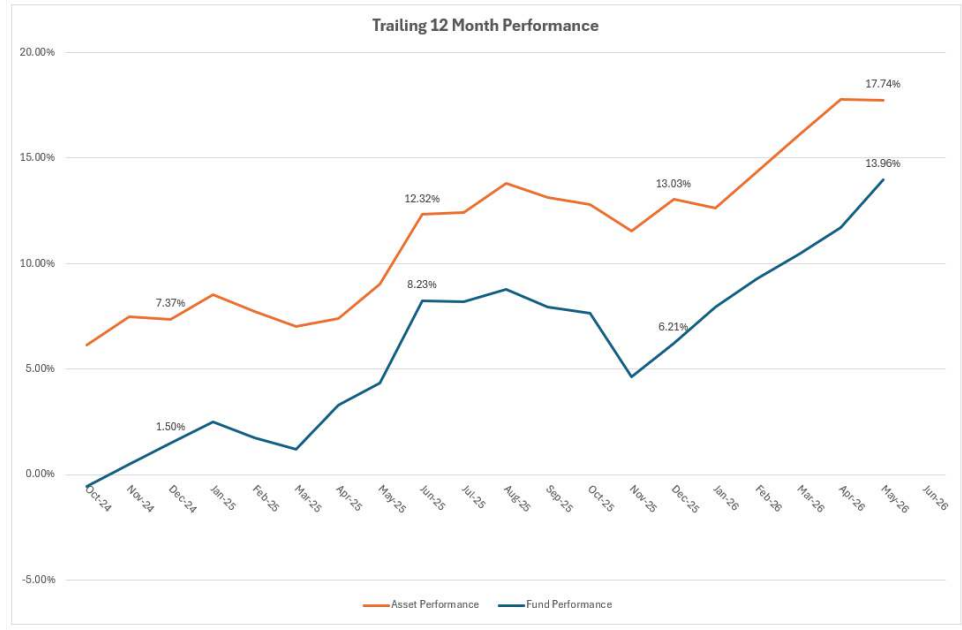
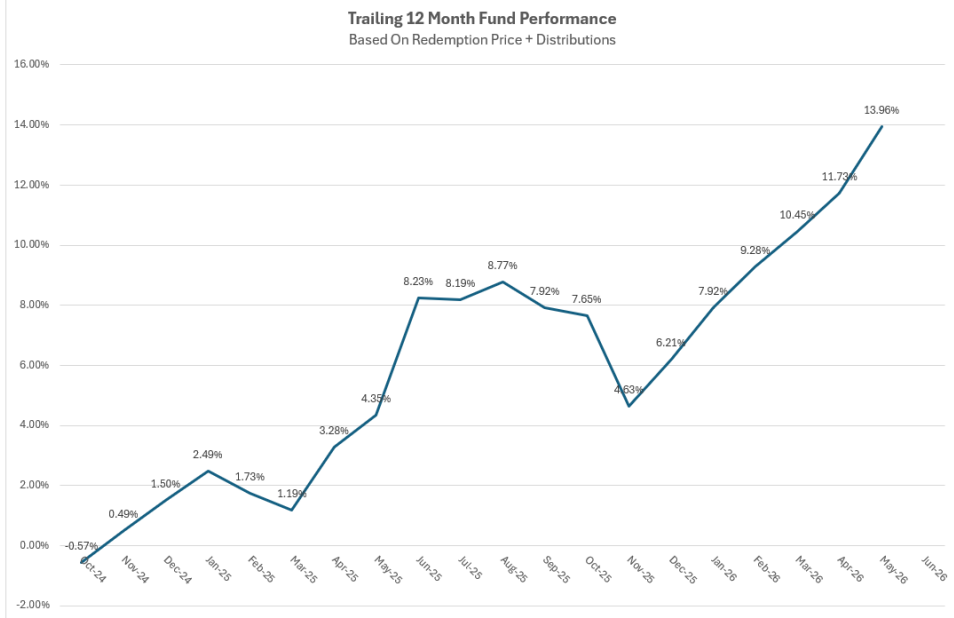
Performance

Metric	YTD-26	Ann-26	TRL-12	FY25
Asset	13.99%	15.27%	17.74%	12.32%
Fund	9.22%	10.06%	13.96%	8.23%

Asset: Based on opening asset values
 Fund: Redemption price + distributions
 YTD is 11 months; ANN is annualised; TRL is trailing 12 months



Strategic Opportunities (Growth & Income) Fund



Latest Property Deals



Tenants

- BP
- Red Rooster
- Driven to Espresso
- BCF
- Anytime Fitness
- Autobarn

Negotiation

- Asking \$16,400,000 (6.30 cap)
- Accepted Offer \$15,114,000 (6.83 cap)

DD

- Visited site
- New substantial LFR being built next door



DD

- Visited site
- New substantial LFR being built next door
- Poorly managed – filthy & neglected



DD

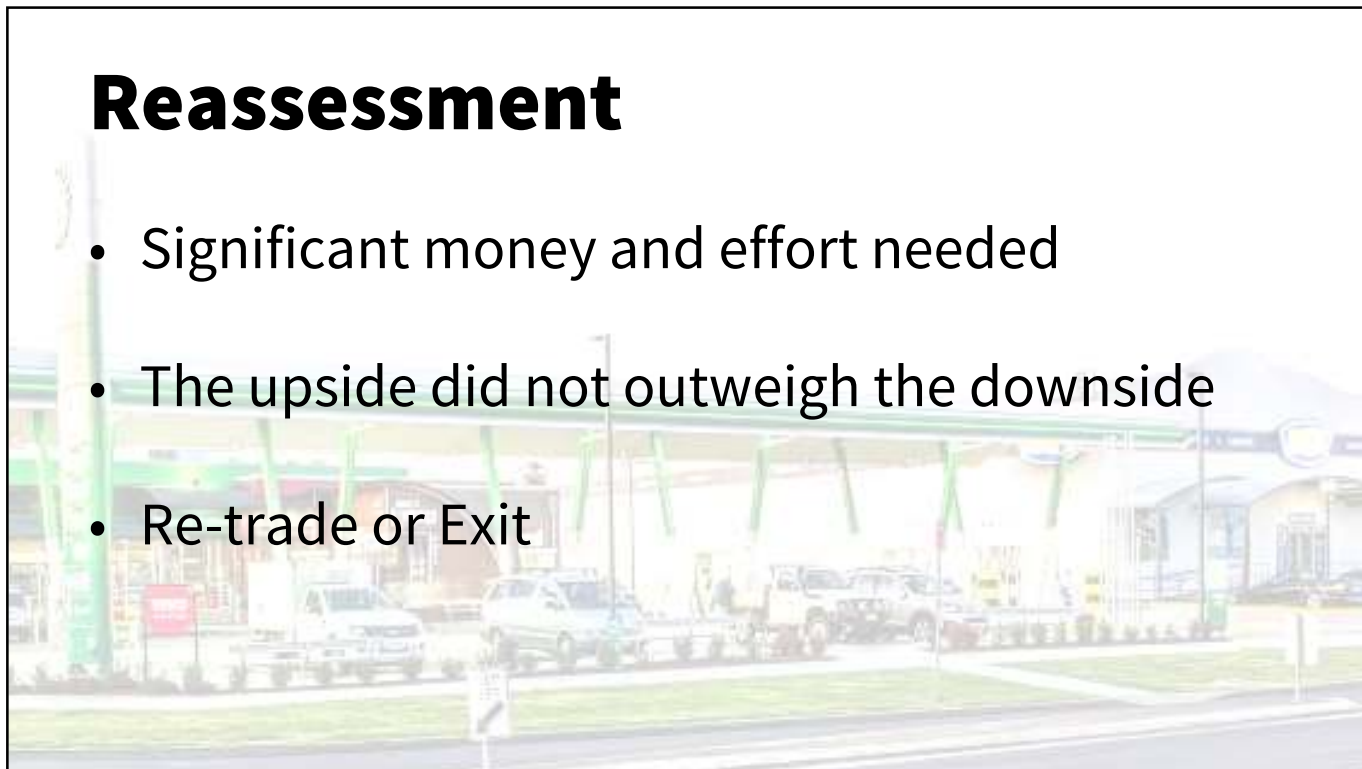
- Visited site
- New substantial LFR being built next door
- Poorly managed – filthy & neglected
- Deferred maintenance and cap-ex


DD

- No BP re-furb requirement
- Responsible for tanks and lines
- RR OH&S
- Anytime Fitness to move

Reassessment

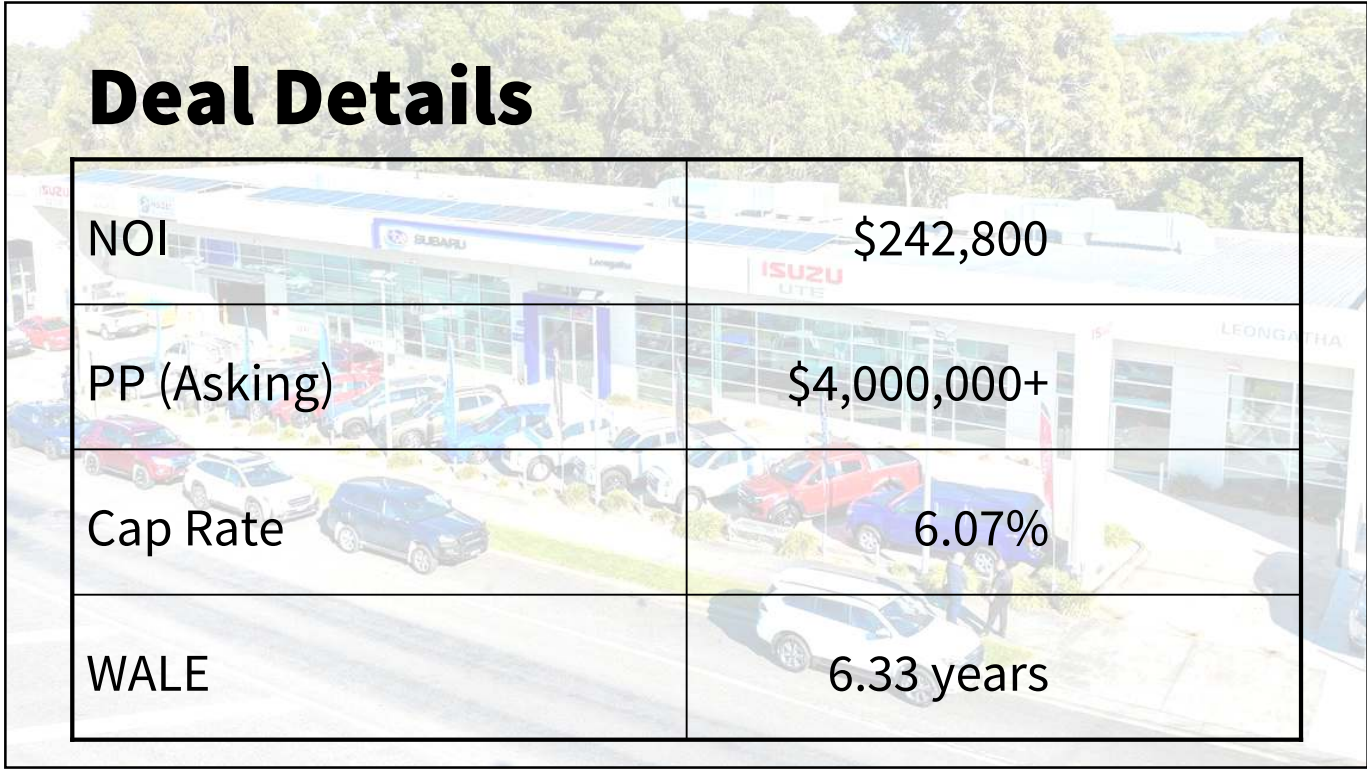
- Significant money and effort needed
- The upside did not outweigh the downside
- Re-trade or Exit





EXECUTIVE SUMMARY

Address	6-8 Koonwarra Road (South Gippsland Hwy), Leongatha VIC 3953
Title Details	Volume 9853 Folio 999
Land Area	2,060 sqm*
Building Area	1,103 sqm*
Zoning	Commercial 1 Zone (C1Z)
Lessee	Gippsland Motor Group Pty Ltd
Lease Term	7 year net lease to 2032 plus options
Options	2 x 5 years
Annual Reviews	CPI
Net Income	\$242,800 pa* + GST



Deal Details

NOI	\$242,800
PP (Asking)	\$4,000,000+
Cap Rate	6.07%
WALE	6.33 years

Deal Details

NOI	\$242,800
AGREED PP	\$3,500,000
Cap Rate	6.93%
WALE	6.33 years

Deal Details

Assuming tenant performs all of its lease obligations

Situation	Rent	Growth	Project Return	Annualised Return
No Renewal	\$1.6m	\$680k	66.39%	10.48%
1 renewal	\$3.2m	\$1.3m	129.79%	11.46%
2 renewals	\$5m	\$2.1m	203.30%	12.45%



Deal Details

NOI	\$422,189
PP (Asking)	\$6,000,000
Cap Rate	7.03%
WALE	3.60 years

Deal Details

NOI	\$422,189
PP (Asking)	\$5,925,000
Cap Rate	7.13%
WALE	3.60 years

Deal Details

NOI	\$422,189
PP (Asking)	\$5,400,000
Cap Rate	7.81%
WALE	3.60 years

Deal Details

Assuming tenant performs all of its lease obligations

Situation	Rent	Growth	Project Return	Annualised Return
No Renewal	\$1.45m	\$500k	36.12%	10.04%
1 renewal	\$3.8m	\$1.4m	100.24%	11.66%

Value Add (Pay Out Incentive)

NOI	\$448,916
PP + Incentive Payout	\$5,480,178
Cap Rate	8.19%
WALE	3.60 years



Deal Details

NOI (NNN)	\$1,100,000
PP (Asking)	\$15,714,285
COMMERCIAL PROPERTY Cap Rate - PENDING -	7.00%
WALE	15 years

Impact Of Federal Budget



(Proposed) Budget Changes

1. Negative gearing
2. Capital Gains
3. Minimum trust (withholding) tax



1. Negative Gearing

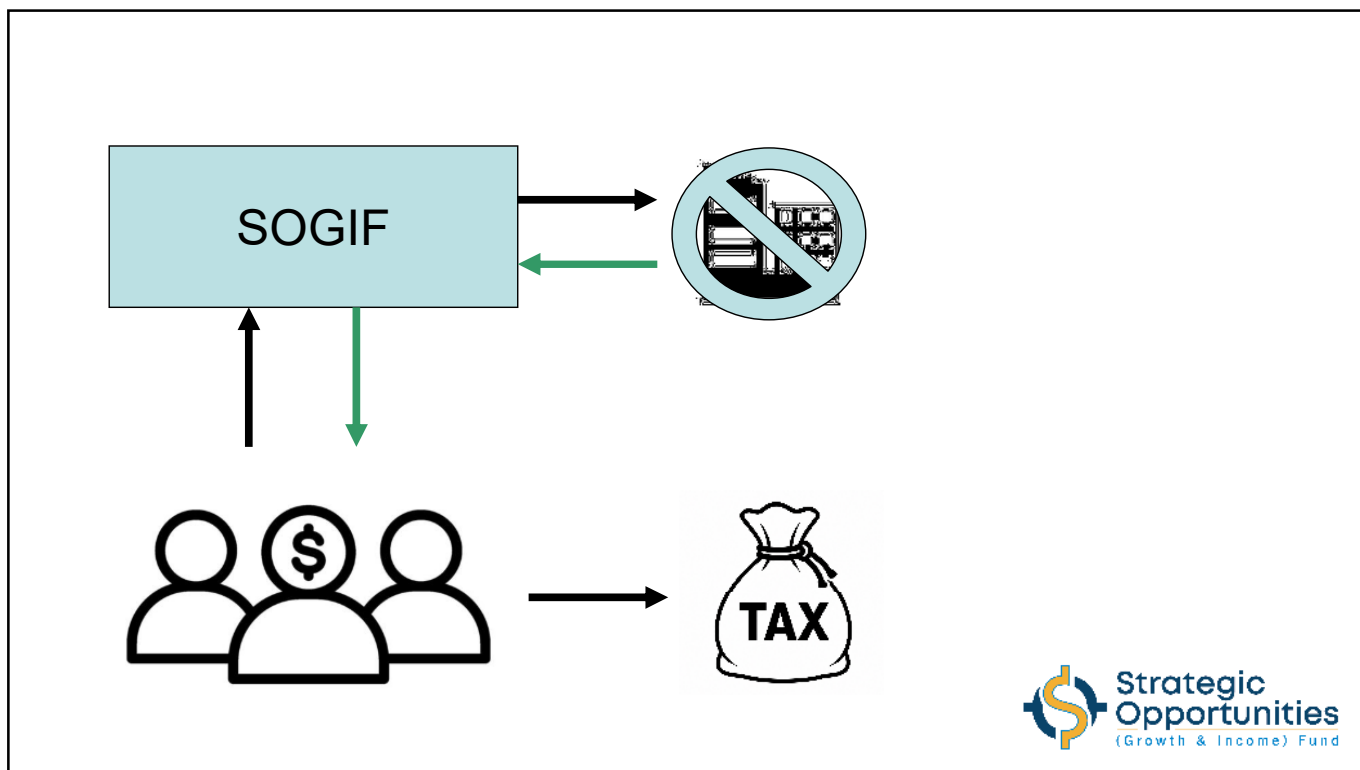
- Losses to be accumulated, not offset
- Applies to resi, not commercial, real estate
- Zero direct impact to SOGIF
- Positive indirect impact as investors switch to CRE (sub \$3m market)



2. Capital Gains

- From 1 July 2027
- 50% CGT discount discontinued
- 30% minimum tax on CG income
- Assets will be indexed so that only 'real' gains are taxed
- No averaging!





2. Capital Gains

- No direct impact to SOGIF
- Direct impact to SOGIF investors on the capital gains that are distributed to them
- Negative impact on investors who have an effective marginal tax rate below 30% (i.e. taxable income excl. medicare below \$225,747)



2. Capital Gains

Considerations

- Seek advice on impact in your situation
- Can you access concessional rates?
- Is it better to own a single asset or a share in many assets?



2. Capital Gains

- SMSFs are presently **excluded** from the proposed changes and keep their concessional capital gains tax treatment
- Instead of tax at 30%, discounted capital gains will get taxed at 10% (no indexing)



3. Discretionary Trusts

- From 1 July 2028
- 30% non-refundable withholding on discretionary trust distributions
- Deducted and remitted by the Trustee
- Provides a minimum 30% tax floor on trust distributions



3. Discretionary Trusts

Substantial impact on:

- Anyone below an average 30% marginal tax rate
- Effectiveness and viability of income splitting
- Use of corporate beneficiaries to cap tax rate



3. Discretionary Trusts

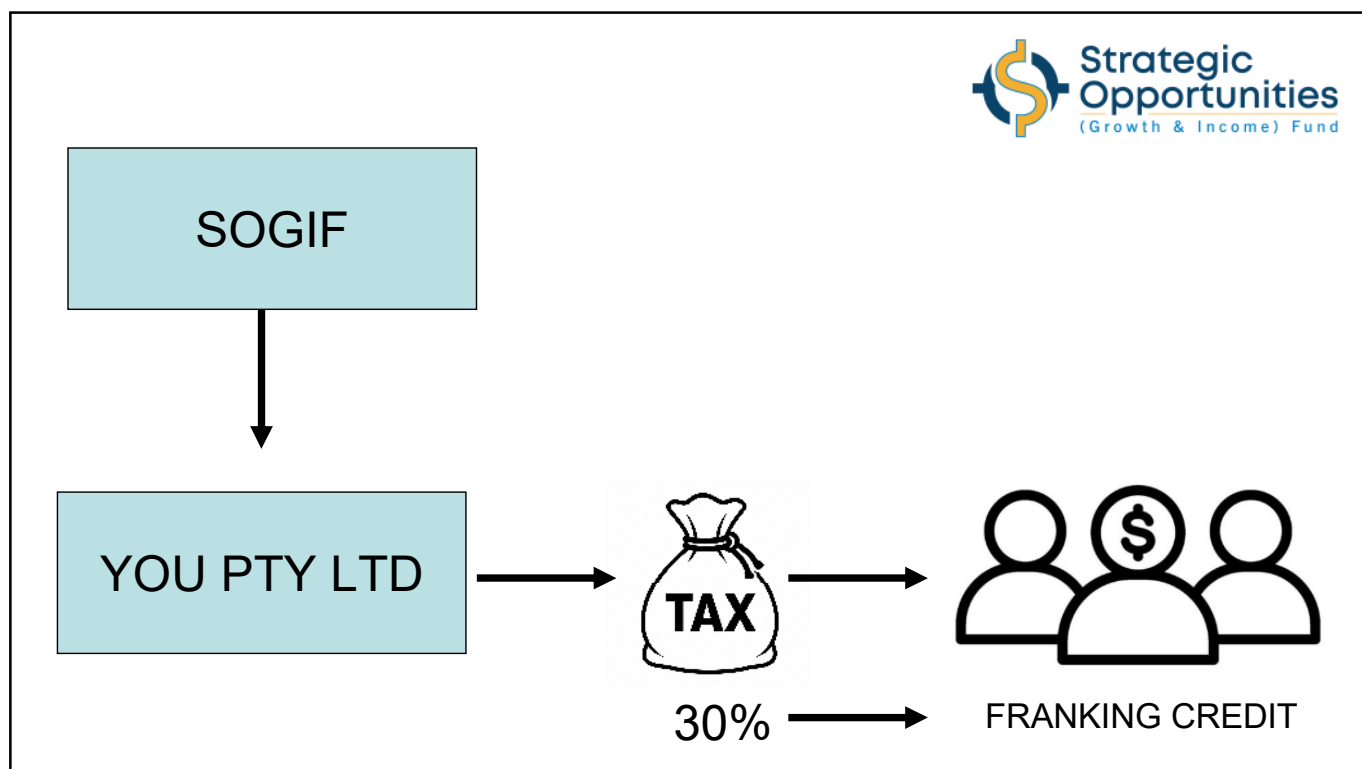
- No impact to SOGIF (is a fixed trust)
- Direct impact for any investor who owns SOGIF units in a discretionary trust (e.g. family trust)
- Roll-over relief available until 30 June 2030
- Get advice about transferring units to another structure (e.g. company)



30%



NON REFUNDABLE



But Beware

- May be better for tax
- But now the shares in You Pty Ltd would have to be owned by an individual
- **Creates an asset protection conundrum!**
- Possible fixes: see your accountant
- Remember: still some time away!

Transferring Units



- Get advice first!
 - Possible stamp duty issues!
- No charge. Can transfer at any time.
- Use the SOGIF unit transfer form
- Contact admin@sogif.au

Last Call...
SOGIF Closing Soon!



Is It Too Late To Invest?

- The train's building momentum!
- New and top up investment open until 4pm AEST on 30 June 2026
- Then closing until approx Feb 2027 (AIP and DRP still allowed)

How Do I...

- Invest
- Top Up
- Set up my AIP
- Change DRP preference?

Contact admin@sogif.au



Thanks

